

041.A

0004

0039.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

Total Card / Total Parcel

900,500 / 900,500

900,500 / 900,500

900,500 / 900,500

APPRaised:

USE VALUE:

ASSESSED:

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
39		DARTMOUTH ST, ARLINGTON

## OWNERSHIP

Unit #: 39

Owner 1: DUGGAN ANDREW &amp; KRISTIN M

Owner 2:

Owner 3:

Street 1: 39 DARTMOUTH ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1: 39 DARTMOUTH STREET LLC -

Owner 2: -

Street 1: 93 BROADWAY

Twn/City: SOMERVILLE

St/Prov: MA Cntry

Postal: 02145

## NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 1923, having primarily Clapboard Exterior and 1893 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

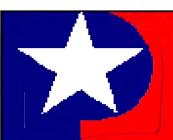
Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	8463																

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	897,200	3,300		900,500		422298
							GIS Ref
							GIS Ref
							Insp Date
							04/07/21

Total Card	/	Total Parcel
900,500	/	900,500
900,500	/	900,500
900,500	/	900,500
900,500	/	900,500



PRIOR ID # 1: 28320  
PRIOR ID # 2:  
PRIOR ID # 3:  
PRIOR ID # 1:  
PRIOR ID # 2:  
PRIOR ID # 3:  
ASR Map:  
Fact Dist:  
Reval Dist:  
Year:  
LandReason:  
BldReason:  
CivilDistrict:  
Ratio:

Total Card	0.000	897,200	3,300	900,500	Entered Lot Size
Total Parcel	0.000	897,200	3,300	900,500	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card: 475.70	/Parcel: 475.70	Land Unit Type:

PREVIOUS ASSESSMENT      PARCEL ID 041.A-0004-0039.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	897,200	3300	.		900,500		Year end	12/23/2021

## SALES INFORMATION      TAX DISTRICT      PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
39 DARTMOUTH ST	76100-443	2	11/6/2020		960,000	No	No		

## BUILDING PERMITS      ACTIVITY INFORMATION

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
4/7/2021									4/7/2021	Measured	DGM	D Mann

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>					
Type: 8	- Condo TnHs.			Full Bath: 2	Rating: Average			A Bath:	Rating:								
Sty Ht: 2	- 2 Story			3/4 Bath: 1	Rating: Average			A 3QBth:	Rating:								
(Liv) Units: 1	Total: 1			1/2 Bath: 1	Rating: Average			A HBth:	Rating:								
Foundation: 2	- Conc. Block			OthrFix:	Rating:												
Frame: 1	- Wood																
Prime Wall: 2	- Clapboard																
Sec Wall:		%															
Roof Struct: 1	- Gable																
Roof Cover: 1	- Asphalt Shgl																
Color: WHITE																	
View / Desir:																	
<b>GENERAL INFORMATION</b>				<b>OTHER FEATURES</b>				<b>RESIDENTIAL GRID</b>									
Grade: B+ - Good (+)				Kits: 1	Rating: Average			1st Res Grid	Desc: Line 1	# Units 1							
Year Blt: 1923	Eff Yr Blt: 2020			A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O								
Alt LUC:		Alt %:		Fpl: 1	Rating: Average			Other									
Jurisdict: G22		Fact: .		WSFlue:	Rating:			Upper									
Const Mod:								Lvl 2									
Lump Sum Adj:								Lvl 1									
								Lower									
								Totals	RMs: 8	BRs: 4	Baths: 2	HB 1					
<b>INTERIOR INFORMATION</b>				<b>CONDOS INFORMATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>					
Avg Ht/FL: STD				Location:				Exterior:	No Unit	RMS	BRS	FL					
Prim Int Wal 2	- Plaster			Total Units:				Interior:	1	8	4	M					
Sec Int Wall:		%		Floor: 1 - 1st Floor				Additions:									
Partition: T - Typical				% Own: 50.000000000				Kitchen:									
Prim Floors: 3 - Hardwood				Name:				Baths:									
Sec Floors:		%						Plumbing:									
Bsmnt Flr: 12 - Concrete								Electric:									
Subfloor:								Heating:									
Bsmnt Gar:								General:									
Electric: 3 - Typical																	
Insulation: 2 - Typical																	
Int vs Ext:																	
Heat Fuel: 2 - Gas																	
Heat Type: 15 - H.V.A.C																	
# Heat Sys: 1																	
% Heated: 100	% AC: 100																
Solar HW: NO	Central Vac: NO																
% Com Wal	% Sprinkled																
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:					
<b>SPEC FEATURES/YARD ITEMS</b>																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
3	Garage	D	Y	1	9X22	A	AV	1923	27.63	T	40	102			3,300		3,300
More: N	Total Yard Items:	3,300	Total Special Features:												Total:	3,300	
<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>				<b>SUB AREA</b>				<b>SUB AREA DETAIL</b>					
Basic \$ / SQ: 250.00	Size Adj.: 0.81695724	Const Adj.: 0.98990101	Adj \$ / SQ: 202.177	Other Features: 60663	Grade Factor: 1.46	NBHD Inf: 1.39999998	NBHD Mod:	Rate	Parcel ID	Typ	Date	Sale Price	Code	Description	Area - SQ	Rate - AV	Undepr Value
				LUC Factor: 1.00	Adj Total: 906275	Depreciation: 9063	Deprecated Total: 897212	WtAv\$/SQ:		AvRate:		Ind.Val	GLA	Gross Liv Ar	1,893	202.180	382,720
				Juris. Factor: 1.00	Before Depr: 413.25	Final Total: 897200	Val/Su SzAd 473.96						Sub Area	% Usbl	Descrip	% Type	
				Special Features: 0	Val/Su Net: 473.96								Size Ad	1893	Gross Area	1893	FinArea 1893
													Net Sketched Area:	1,893	Total:	382,720	
<b>IMAGE</b>				<b>AssessPro Patriot Properties, Inc</b>													